



21 RODNEY STREET, PORTRUSH



X 2



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		33	70

OFFERS OVER £165,000

21 RODNEY STREET, PORTRUSH

This traditional mid terrace home is situated in a convenient location close to the town and offers excellent potential to adapt and modernise to suit individual preferences.

The ground floor comprises two reception rooms leading through to the kitchen at the rear. On the first floor, there are two bedrooms and the bathroom, with the attic room on the second floor offering potential for further use, subject to statutory approvals.

Within easy walking distance of the town centre, beaches, schools and local amenities, this property presents an excellent opportunity to create a comfortable home in a highly sought-after location.

FEATURES

- Oil fired central heating system (not tested).
- Double glazing in uPVC frames.
- Enclosed rear patio and garden with pedestrian access.
- Central location close to the town, beaches and golf course.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £792.83

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.01 m x 1.03 m (3'4" x 3'5")

Laminate floor; glass panel door leading to the hallway.

HALLWAY

2.94 m x 1.04 m (9'8" x 3'5")

Laminate floor.

OPEN PLAN LIVING & DINING AREA

6.71 m x 3.07 m (22'0" x 10'1")

LIVING AREA

3.22 m x 3.07 m (10'7" x 10'1")

Tiled fireplace with wood surround; open to dining area.

DINING AREA

3.46 m x 3.19 m (11'4" x 10'6")

Under stairs storage room; open to the living area.

KITCHEN

3.25 m x 1.76 m (10'8" x 5'9")

Range of fitted units; stainless steel sink & drainer; space for cooker & fridge freezer; plumbed for washing machine; tiled walls; vinyl floor; door to the rear.

FIRST FLOOR

LANDING

Shelved hot press; under stairs storage.

BEDROOM 1

3.24 m x 3.94 m (10'8" x 12'11")

Double bedroom to the front; range of fitted bedroom furniture; built in shelved store.

BEDROOM 2

3.49 m x 2.28 m (11'5" x 7'6")

Double bedroom to the rear; range of fitted bedroom furniture.

BATHROOM

2.12 m x 1.78 m (6'11" x 5'10")

Panel bath; toilet; wash hand basin; part tiled walls.

SECOND FLOOR

ATTIC ROOM

3.23 m x 2.83 m (10'7" x 9'3")

Access to the eaves storage; power & light.

EXTERIOR

EXTERNAL STORE

Oil boiler.

OUTSIDE FEATURES

- Small enclosed patio garden to the front.
- Fully enclosed rear yard with external store.
- Pedestrian access to the rear lane.
- Outside tap.



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PHOTOS



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